

Article 11 – Residential Medium Density Zones

25.11.01 – Purpose

The purpose of the residential medium density zones is to provide locations where semi-detached and attached single unit and multiple-unit dwellings are suitable in order to provide for a variety of housing types within the City. Such uses may be located in the various residential medium density zones where recommended as suitable in the relevant master plan.

25.11.02 – Districts Established

Type of District	Distinguishing Feature	Name of District
Residential – single unit (detached, semi-detached and attached)	20,000 square feet minimum tract area; Allows single-unit detached, semi-detached, and townhouses up to 10 d.u./ac.	Residential Medium Density ("RMD-10")
Residential single unit and multiple unit dwellings	1-acre minimum tract area; Allows detached, attached, and multi-unit residential dwellings up to 15 d.u./ac.	Residential Medium Density ("RMD-15")
Residential single unit and multiple unit dwellings	2-acre minimum tract area; Allows detached, attached, and multi-unit residential dwellings up to 25 d.u./ac.	Residential Medium Density ("RMD-25")

25.11.03 – Land Use Tables

- a. The uses permitted in the single unit residential zones are shown in the table below.
- b. Uses are subject to applicable conditions of site plan approval.
- c. All special exceptions are subject to the requirements of Section 25.15.01.
- d. Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
a. Residential:	Dwellings, single unit detached	C	C	C	Conditional use subject to the development standards of the R-60 Zone
	Dwellings, semi-detached (duplex)	P	P	P	
	Dwellings, attached	N	P	P	
	Townhouses	P	P	P	
	Multi-unit dwellings	N	P	P	

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
b. Swimming pools, accessory:		P	P	P	
c. Home-based business enterprise	Minor	P	P	P	See Sec. 25.09.07
	Major	S	S	S	See Secs 25.09.07 and 25.15.02.e
d. Institutional uses:	Adult day care	S	S	S	
	Charitable or philanthropic institutions	S	S	S	See. Sec. 25.15.02.e
	Child care home	P	P	P	
	Child care center:				
	9 – 12 children	P	P	P	See. Sec. 25.15.02.f
	More than 12 children	S	S	S	
	Educational institutions, private	S	S	S	See Sec. 25.15.02.h
	Hospital	S	S	S	See Sec. 25.15.02.i
	Housing for senior adults and persons with disabilities	S	P	P	See. Sec. 25.15.02.j
	Nursing homes	S	S	S	See. Sec. 25.15.02.i
	Places of worship	P	P	P	
	Private club	S	N	N	
e. Miscellaneous uses:	Public utility buildings and structures	S	S	S	See. Sec. 25.15.02.r
	Publicly-owned or publicly-operated buildings and uses, excluding sanitary landfills	C	C	C	Conditional use subject to a level 3 site plan (Sec. 25.07.02.f.)
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication facility not located entirely within an existing building or on the roof or side of a building, or attached to an existing structure, including, but not limited to antennas on a freestanding ground mounted antenna support structure	S	S	S	Conditional use subject to the requirements of Secs. 25.09.08 and 25.15.02.y

	Uses	Zones			Conditional requirements or related regulations
		Residential Medium Density RMD-10	Residential Medium Density RMD-15	Residential Medium Density RMD-25	
f. Temporary uses:	1. Temporary buildings or yard for construction materials or equipment	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	2. Temporary office or model home	C	C	C	
	3. Christmas tree sales	C	C	C	
	4. Garden produce only during the months of May through October.	C	C	C	
	5. Temporary carnival	C	C	C	
g. Accessory uses		P	P	P	See Secs. 25.09.01, 25.09.02 and 25.09.03
h. Commercial	1. Consumable goods to be used in the home	N	C	C	Conditional use permitted only in multi-unit buildings with at least 150 dwelling units. Uses must be primarily for the residents, and no direct entrance from the outside is permitted.
	2. Wearing apparel services	N	C	C	

25.11.04 – Dimensional Development Standards

- a. *Table of Dimensional Development Standards* – The following table provides the dimensional standards for the attached residential zones:

Development Standards for Residential Medium Density Zones							
Zone	Maximum Density – D.U./Acre	Tract Area – Min. (max.)	Minimum Tract Frontage	Maximum Building Coverage (percent of tract area)	Setbacks	Maximum Height	Additional Regulations
Residential Medium Density (RMD-10)	10	Min. 20,000 sq. ft 10 acres max. unless otherwise recommended in the Plan	50 ft.	25%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the master plan.	35 ft.	Accessory buildings limited to 15 feet building height.
Residential Medium Density (RMD-15)	15	1 acre	50 ft.	30%	25 feet from a public street or tract boundary, except 50 feet from a roadway of arterial or greater designation. Setback from a public street may be reduced where recommended in the master plan.	40 ft.	Accessory buildings limited to 15 feet building height
Residential Medium Density (RMD-25)	25	2 acres	100 ft.	30%	25 feet from a public street or tract boundary, plus 3 feet for each 1 foot of building height above 45 feet. Main buildings must be set back from each other $\frac{1}{2}$ the height of the building, plus 3 feet for each 1 foot of building height above 45 feet.	75 ft.	Accessory buildings limited to 15 feet building height. Where the tract adjoins property in a single unit detached residential zone, except where said adjoining properties is neither used nor recommended in the Plan for residential use, building height must not exceed a 30 degree proximity slope that begins at the common property boundary See Sec. 25.17.06 regarding building shadow regulations.

- b. *Moderate Priced Dwellings* – The Mayor and Council in approving a project plan application may authorize an increase in the maximum number of dwelling units herein permitted where moderately priced dwelling units are included in the development in excess of the mandatory requirements as specified in Section 13.5-5 of the Moderately Priced Housing Ordinance.
- c. Publicly owned or operated buildings and uses must meet the minimum development standards in subsection (a) above.
- d. Each single unit detached or single unit semi-detached dwelling unit must have a yard.

25.11.05 – Special Regulations for Development in the RMD-10 Zone

- a. Development in the RMD-10 Zone must comply with the development density recommendations of the relevant master plan.
- b. No area proposed for open space, common area or recreational facilities can be approved in any development unless the requirements of Article 17 of this Chapter are met.

25.11.06 – Special Provisions for Townhouse Development in the RMD Zones

- a. *Special regulations for townhouse development.* – The following applies to residential townhouse developments:
 - 1. No more than eight (8) townhouse units can be in any one attached row;
 - 2. Townhouse groups must be set back 25 feet from each other;
 - 3. Building front setbacks must be 18 feet from a public street right-of-way internal to the site;
 - 4. Not more than two (2) contiguous townhouse units can have the same front building lines. All townhouse units required to be offset must be offset at least two (2) feet;
 - 5. Record lots for each dwelling unit, if provided, must front on a public street, private street, or a common open space.

25.11.07 – Process for Approval – Applications for approval of development in the RMD zones must be in accordance with the provisions of Sec. 25.07.02 of this Chapter.

25.11.08 – Accessories – All accessory uses and structures must comply with the provisions of Sections 25.09.01, 25.09.02 and 25.09.03 of this Chapter.

25.11.09 – Nonconformities – All nonconforming uses and structures must comply with the provisions of Article 8 of this Chapter.

25.11.10 – Parking and Loading Requirements – Parking, access and loading requirements must not be waived for development, but may be modified in the following respects subject to the procedures set forth below:

- a. *Access to dwelling units* – Access to each dwelling may be by a public right-of-way, or a private vehicular or pedestrian way owned by the individual lot owners in fee or in common ownership with the other owners of the development. Any private vehicular way must be designed and constructed in a manner adequate to meet the requirements of firefighting equipment, furniture moving vans, fuel trucks, refuse collection, delivery vehicles and snow removal equipment and must be constructed of pavement comparable to the standards for a public secondary street.
- b. *Quantity of parking spaces require* – Parking must be provided in accordance with the provisions of Article 16.
- c. *Separation of parking area or interior driveway* – No parking space or interior driveway can be located within ten (10) feet of any public right-of-way or property in an adjacent single-unit detached residential zone.
- d. *Distance from parking area to dwelling unit* – Parking that is authorized in any development must be located within 150 feet of each dwelling unit served thereby.
- e. *Separation of parking spaces* – Not more than eight (8) parking spaces are allowed in a single row unless planted separator islands are provided.